

Rosenberg Corey

From: Pam Larson <l Larson@att.net>
Sent: Tuesday, May 02, 2017 7:48 PM
To: SHS Exhibits
Subject: No on HB 2004-A

I'm a sixty-eight year old woman, an Oregon native, widowed since 1991. My eight low-end rental properties in Jackson County are the main source of my rather meagre retirement income. I saved and went without for many years to purchase them.

HB 2004-A could be disastrous for me. I couldn't afford to pay a bad tenant to move out, and couldn't afford major repairs or loss of good tenant neighbors caused by a bad tenant. My expenses have gone up far more than the 5% increase proposed for rent control. In the last three years, hazard insurance has gone up 13.3%, property taxes 6.4%, and trash service 57.4% (!!!), Repairs and maintenance have gone up at a still higher rate.

You can thank the possible passage of HB 2004-A for the following changes:

- * I've never raised rents on my tenants -- until now. Now I'm giving 5% annual increases to avoid losing even more income.
- * I've given marginally qualified applicants a chance to rent in the past -- but not now! I can't afford to pay to get rid of bad tenants. Sadly, this has the effect of denying housing to many people who need it the most.
- * I've gone above and beyond in keeping the homes in great shape, and upgrading when possible -- but no more. If rents can't be raised accordingly, it makes no sense.
- * I used to rent homes to new tenants at a reasonable rate -- now I'm forced to ask the highest possible starting rent so the 5% increases have a chance of keeping up with increased expenses.

HB 2004-A will impose a serious financial hardship on me. HB 2004-A will force landlords to rent to new tenants at higher rates, and to deny housing to all but the best qualified applicants. It will most assuredly result in the decline of housing quality.

HB 2004-A can't provide more housing; only developers can do that. Isn't it obvious that we need more housing units as our population increases? Instead of regulating rents, how about encouraging the construction of sorely needed new housing through tax breaks and other incentives? Rents equalize in areas where an adequate number of housing units are available.

Finally, rent control hasn't worked in California and it won't work here.

Respectfully,
Pam Larson
Medford, Oregon